

OFFICE FOR LEASE 11340 BLONDO STREET, OMAHA NE 68164

PROPERTY DETAILS

Lease Rate	\$12.00-16.00
NNN's	\$6.76
Parking Ratio	Nearly 6:1

Minimum Divisible	1,646 SF
Maximum Contiguous	10,569 SF
Suite 1	10,569 SF
Suite 2	1,646 SF
Suite 3	1,766 SF

DESCRIPTION

Two story all brick office building in a park like setting. Three second floor spaces available The second floor tenants will have access to first class amenities remodeled in 2024 including a break room, wellness room, board room, and soft seating areas. Both spaces on the second floor available can be demised to around 2-6,000 SF, or combined to a maximum contiguous space of 10,569 SF. Monument and potentially building signage available on Blondo Street with 28,000+ cars driving by daily.



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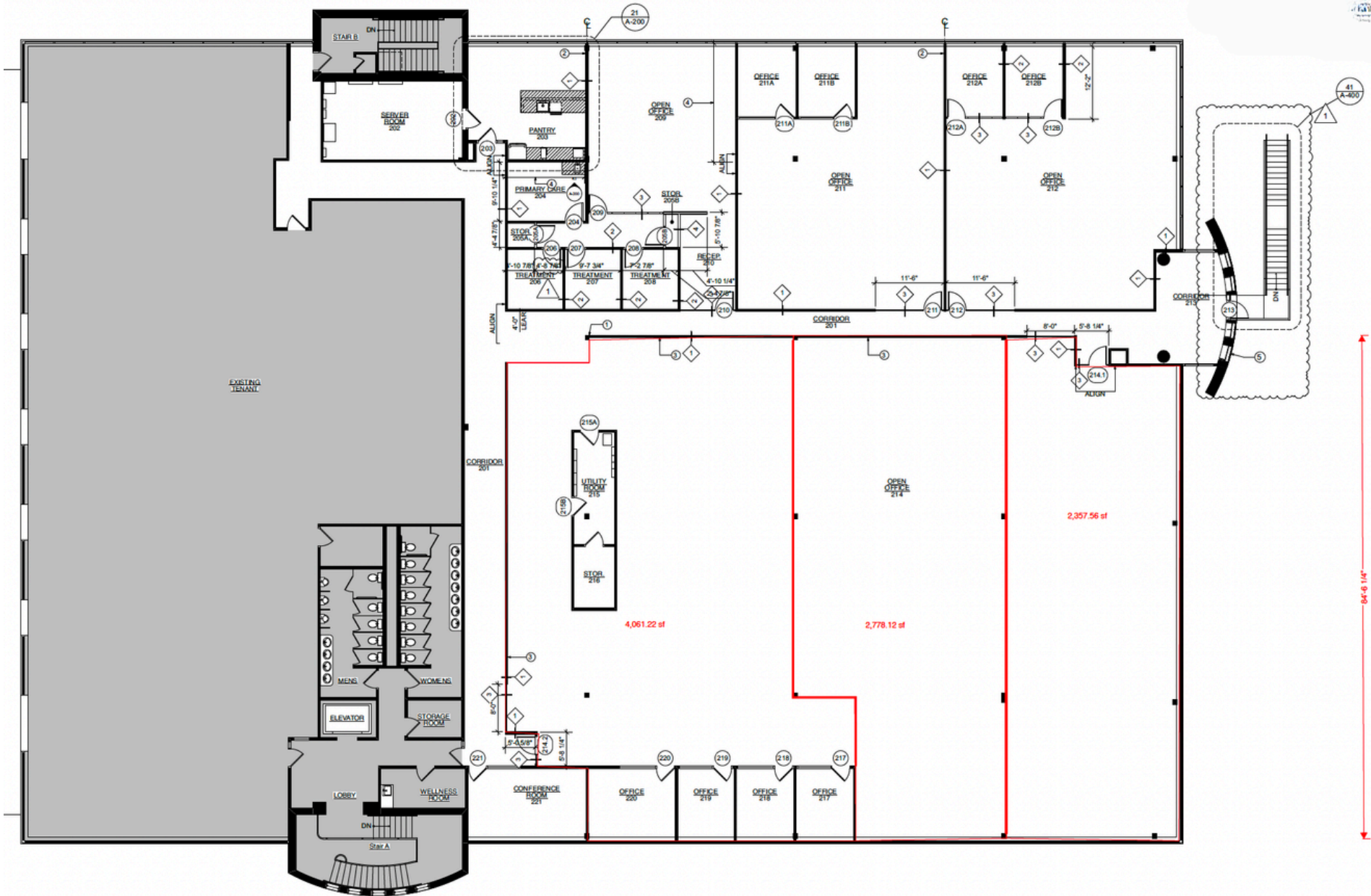


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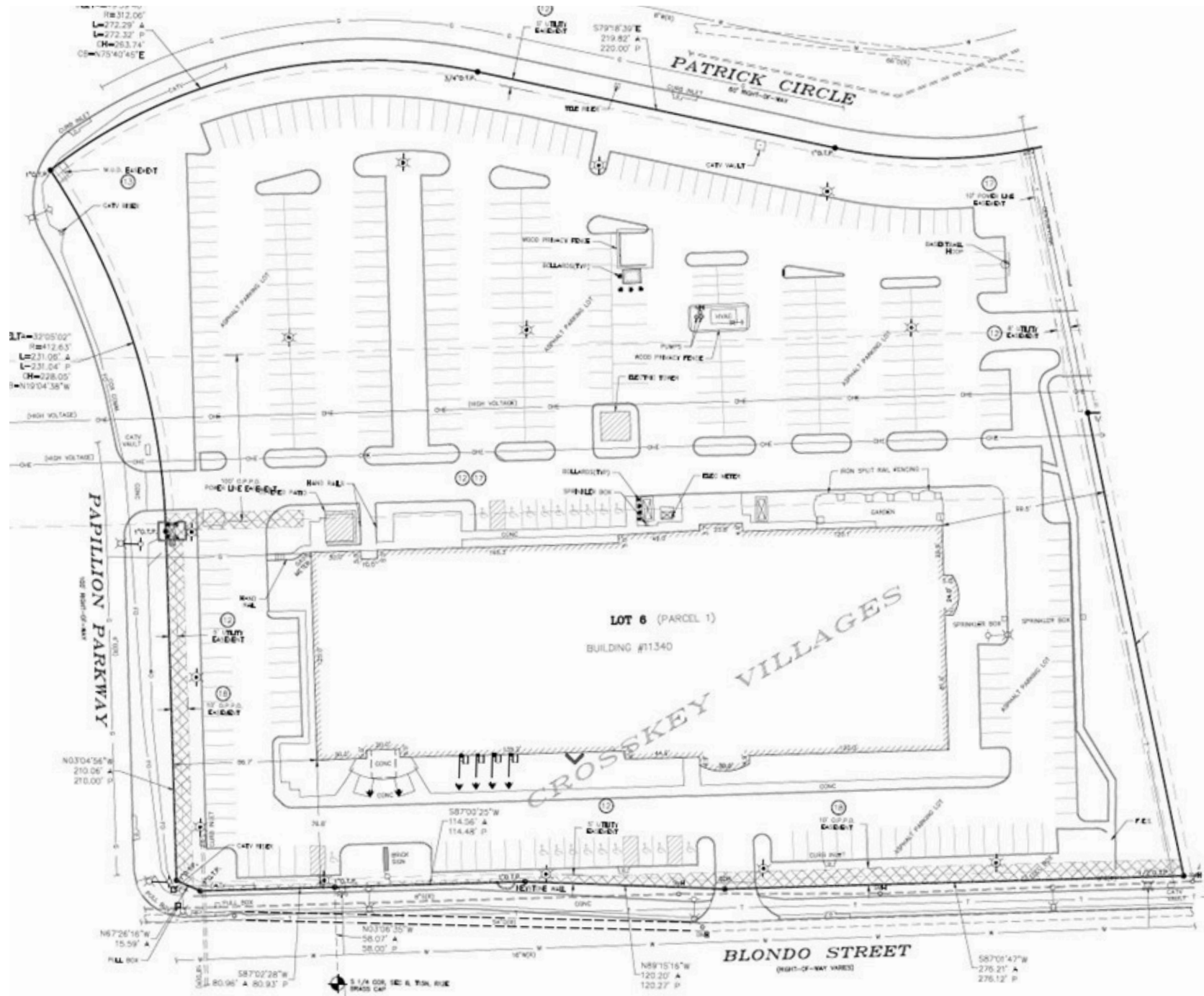


SECOND FLOOR PARTITION PLAN



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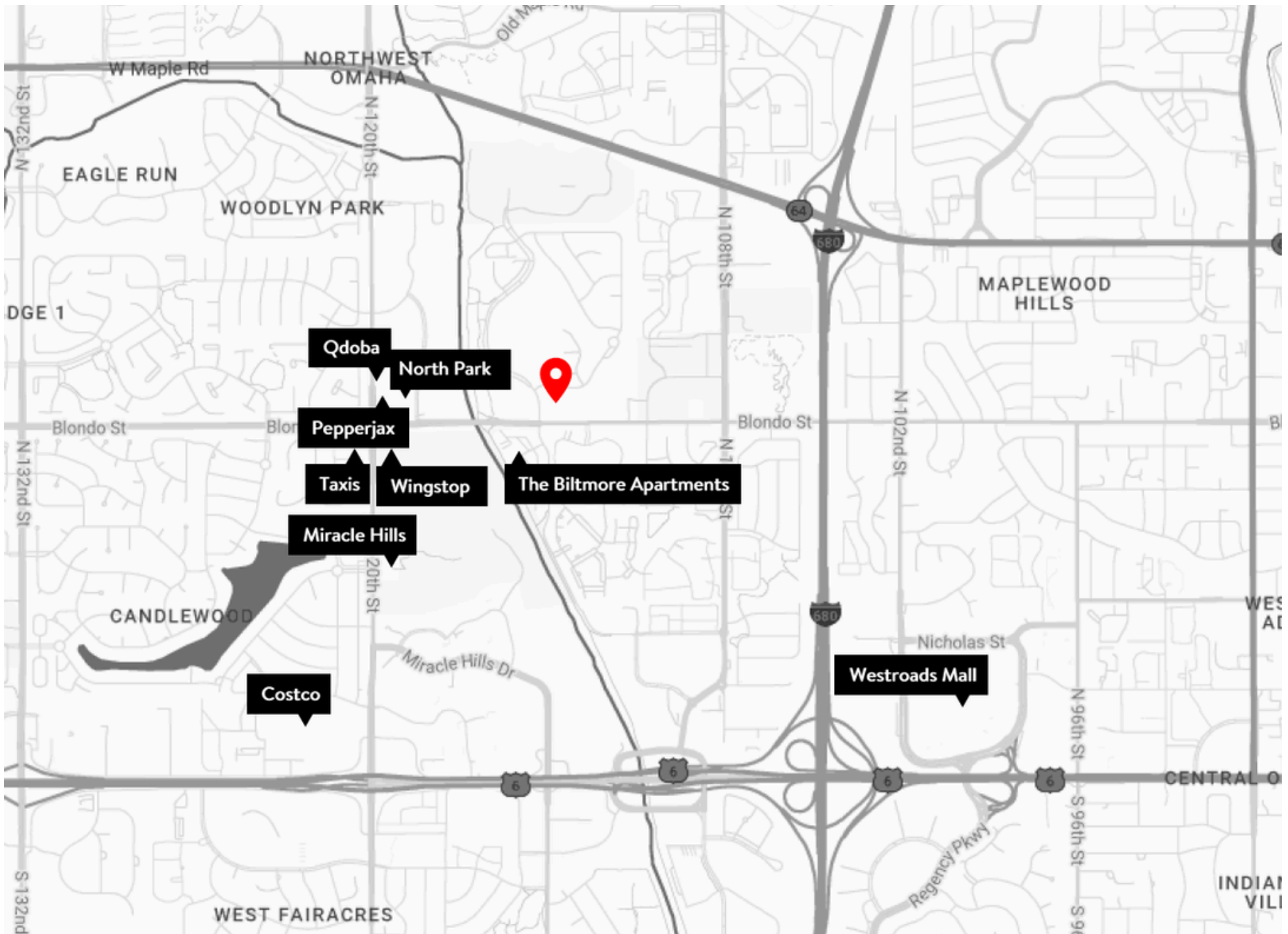


PLOT PLAN

PJ MORGAN REAL ESTATE

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AREA BUSINESSES

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